

2 BILTMORE ESTATES, UNIT 103

8 BILTMORE ESTATES, UNIT 107



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Property Information

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Parcel #: 164-71-293

MCR #: 73334

Property Address: 8 BILTMORE ESTATES 107
Unknown 85016

Property Description: FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD MCR 733-34
UNIT 107 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES
REGARDING THE PERCENTAGE OF OWNERSHIP OF THE COMMON
AREA(S), PLEASE REFER TO THE RECORDED COVENANTS,
CONDITIONS AND RESTRICTIONS (CCR) ASSOCIATED WITH THIS
PLAT.)

Subdivision Name: FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD

Lot #: 107

School Dist: MADISON SCHOOL DISTRICT

Local Jurisdiction: PHOENIX

Section Township Range: 14 2N 3E

Associated Parcel:

[Tax District](#)
[FAQs](#)

Owner Information

[View Tax Information](#)

Owner: TEZAK QUENTIN R/BETTY A
In Care Of:

Mailing Address: 2340 S STANDAGE
MESA AZ 85202 USA

Deed #: 080644626

Deed Date: 7/24/2008

Sales Price: \$798,000
Sales Month/Year: 1/2007

Valuation Information

[View Similar Parcels](#)

Tax Year:	2012	2011	2010
Full Cash Value (FCV):	\$441,000	\$490,500	\$737,500
Limited Property Value (LPV):	\$441,000	\$490,500	\$687,258
<u>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</u>			
Legal Class:	4	4	4
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$44,100	\$49,050	\$73,750
Assessed LPV:	\$44,100	\$49,050	\$68,726
Property Use Code:	0750	0750	0750
Tax Area Code:	381300	381300	381300

Additional Component Information (for this parcel)

[Valuation](#)

[Characteristics](#)

[Commercial Property Overview](#)

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Disclaimer

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2 BILTMORE ESTATES, UNIT 205

8 BILTMORE ESTATES, UNIT 226



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Property Information

[View GIS Maps](#)

Parcel #: 164-71-338

MCR #: Z3334

Property Address: 8 BILTMORE ESTATES 226
Unknown 85016

Property Description:

FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD MCR 733-34
UNIT 226 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES
REGARDING THE PERCENTAGE OF OWNERSHIP OF THE COMMON
AREA(S), PLEASE REFER TO THE RECORDED COVENANTS,
CONDITIONS AND RESTRICTIONS (CCR) ASSOCIATED WITH THIS
PLAT.)

Subdivision

Name:

Lot #: 226

School Dist: MADISON SCHOOL DISTRICT

Local

Jurisdiction: PHOENIX

Tax District

FAQs

Section Township Range: 14 2N 3E

Associated Parcel:

Owner Information

[View Tax Information](#)

Owner: FAIRWAY LODGE AT THE BILTMORE LLC

In Care Of:

Mailing Address: 8777 N GAINES CENTER DR STE 191
SCOTTSDALE AZ 85258 USA

Deed #: 100702058

Deed Date: 8/16/2010

Sales Price: n/a

Sales Month/Year: n/a

Valuation Information

[View Similar Parcels](#)

Tax Year:	2012	2011	2010
Full Cash Value (FCV):	\$597,000	\$642,000	\$961,500
Limited Property Value (LPV):	\$597,000	\$642,000	\$961,500
<u>Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.</u>			
Legal Class:	<u>3</u>	<u>3</u>	<u>3</u>
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$59,700	\$64,200	\$96,150
Assessed LPV:	\$59,700	\$64,200	\$96,150
Property Use Code:	<u>0750</u>	<u>0750</u>	<u>0750</u>
Tax Area Code:	<u>381300</u>	<u>381300</u>	<u>381300</u>

Additional Component Information (for this parcel)

[Valuation](#)

[Characteristics](#)

[Commercial Property Overview](#)

New Search Helpful Information:

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8 BILTMORE ESATES, UNIT 126



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Property Information

Parcel #: 164-71-312

MCR #: Z3334

Property Address: 8 BILTMORE ESTATES 126
Unknown 85016

Property Description: FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD MCR 733-34
UNIT 126 (PLEASE NOTE: FOR LEGAL DESCRIPTION REFERENCES
REGARDING THE PERCENTAGE OF OWNERSHIP OF THE COMMON
AREA(S), PLEASE REFER TO THE RECORDED COVENANTS,
CONDITIONS AND RESTRICTIONS (CCR) ASSOCIATED WITH THIS
PLAT.)

Section Township Range: 14 2N 3E

Associated Parcel:

**Subdivision
Name:**

FAIRWAY LODGE AT THE BILTMORE CONDOMINIUM AMD

Lot #: 126

School Dist: MADISON SCHOOL DISTRICT

**Local
Jurisdiction:** PHOENIX

**Tax District
FAQs**

Owner Information

[View Tax Information](#)

Owner: MATHISON WENDELL G

In Care Of:

Mailing Address: 18754 CHESTNUT DR
SHOREWOOD IL 60404 USA

Deed #: 080878049

Deed Date: 10/9/2008

Sales Price: \$1,250,000
Sales Month/Year: 10/2008

Valuation Information

[View Similar Parcels](#)

Tax Year:	2012	2011	2010
Full Cash Value (FCV):	\$597,000	\$642,000	\$961,500
Limited Property Value (LPV):	\$597,000	\$642,000	\$961,500
Notice: The values displayed on this page may not reflect constitutional or statutory adjustments.			
Legal Class:	3	3	3
Assessment Ratio:	10.0%	10.0%	10.0%
Assessed FCV:	\$59,700	\$64,200	\$96,150
Assessed LPV:	\$59,700	\$64,200	\$96,150
Property Use Code:	0750	0750	0750
Tax Area Code:	381300	381300	381300

Additional Component Information (for this parcel)

[Valuation](#)

[Characteristics](#)

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June 7, 2007

Regarding: Fairway Lodge at the Biltmore
Unit # 107
Mold/Water Damage

Dear Bob Tezak,

Please be advised that under the Condominium Declaration, each unit owner is responsible for the maintenance of his or her own unit. The drywalls of the unit are part of the unit.

The Fairway Lodge at the Biltmore Condominium Association is advising the owners of unit numbers 307, 207, and 107, that they are responsible for the water damage in their own unit. These repairs should be made in an expedient manor. The safety of everyone is a concern. Each homeowner should seek counsel from his or her own Homeowners Insurance Company.

The Association is requesting (as per the CC&R'S, Article 5) the repairs be made within fifteen (15) business days and to notify the Association when repairs are complete.

We appreciate your diligence in this unfortunate event.

Fairway Lodge at the Biltmore Condominium Association
Sharon Rugee
Community Manager

ACCOUNTS RECEIVABLE REQUEST FOR:

☒ **WAIVER**
(Fees/Fines)

☐ **WRITE-OFF**
(Bad Debt)

☐ **REFUND**
(Fees & Deposits)

******Please Note: If this is for a fine you must give a copy to the Compliance Coordinator in addition to your A/R Representative. No fees will be waived without this form completed.******

If this is a refund, Requestor needs to be notified upon completion.

If this is a Write-Off, completed form needs to be returned to Requestor with board meeting minutes or board member representative signature below.

If this is a waiver-completed form needs to be returned to A/R representative with board meeting minutes or board member representative signature below.

If action was not taken at a meeting, put "N/A" in place of meeting date.

Homeowner Name: Bob Tezak

Association: Fairway Lodge at the Biltmore Acct: 203000-0107-01

☒ **APPROVED**

What is **approved** to be Waived/Written-Off/Refunded: All Fees to be paid by Developer (Board of Directors)

Total Amount **approved** to be Waived/Written-Off/Refunded: \$All collection fees and assessments.
\$4156.25

Reason for Waiver/Write-Off/Refunded

☐ **DENIED**

☐ **MORE INFORMATION NEEDED**

Reason Denial/Information Needed: _____

Request Submitted By: GK Biltmore (Board of Directors) Date: 1/11/08

Approved By: _____

Date: 1/11/08

Title: Board of Directors V.P. Date of Meeting: 1/11/08

Revised 10/27/05

[[Add](#) | [Edit](#) | [Delete](#)]

Notes: Bob came in and said that he never received his remotes for his unit. I gave his 2 remotes for his unit plus traded him a remote that wasn't working 2/4/10

Created: 2/8/2010 4:15:49 PM

Created By: jyarter

[View Archived](#)

Call Log History - Edit Call

Two Biltmore
#103

Date Taken: 3/9/2010 1:04:00 PM
Taken By: Jacqueline Yarter
From: Quentin Tezak-Owner
Selected: Work Order

Principal Reasons
for Call: No Reason
Account Balance

☒ Repeat Inquiry

Status: Closed

Subject: Elevator

Notes:

Bob Tezak called and left a message that the elevator near his unit needs to be serviced. I called him back to let him know that I would create work order.

[Back](#)[Delete](#)

Date Taken: 2/8/2010 4:15:10 PM
From: Bob Tezak
Taken By: Jacqueline Yarter
Subject: Warranty request form

Two Baltimore
#103

Reason 01: Other

Reason 02:

Reason 03:

Reason 04:

Reason 05:

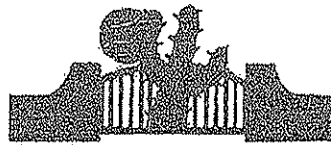
Notes:

Bob called and left a message that I email him a warranty request form. I emailed it to him 2/8/10

05/13/2008 14:59 18002691170

SIGNAL GATES

PAGE 02/07



SIGNAL GATES
 1800 S. 5TH Avenue
 Tucson, Arizona 85713
 1-800-379-2416 or (520) 628-3199

GATE INFORMATION REQUEST FOR: TWO BILTMORE ESTATES

Note: Requests received after 4:30 p.m. may not be effective until the following working day.
 Gate information changes may be made only by permission of the Property Management Company. For any entries, please fax this form to Signal Gates. We will file maintain from signed faxed forms only. (Liability and Security purposes)

♦ FAX: (800) 269-1170 CORPORATE

☒ New Resident ☐ Existing Resident
☐ Add Remote ☐ Delete Remote ☐ Change Resident Information ☐ Delete Resident Information
 Remote/Card Numbers Assigned 2108021075
 4-digit Entry Code (#) [REDACTED]
 (For security purposes, please avoid codes such as 1234, 1111, 2222, etc)

1. Please print information clearly

Resident Name: ROBERT J TEZAK

Do you want your name to show on the screen for visitors? ☐ Yes ☒ No
 How do you want your name to appear (15 letter maximum, including spaces)

 (Usually Last Name, First Name)

Local Phone Number: [REDACTED]
 (Long distance numbers will not work)

Directory/Unit Number: 103 (3-digit numeric lot number)

SIGNATURE OF AUTHORIZED PARTY _____

Use for Doorking

10/01/2008 13:40

18002691170

SIGNAL GATES

PAGE 01/01



SIGNAL GATES
 1800 S. 5TH Avenue
 Tucson, Arizona 85713
 1-800-379-2416 or (520) 628-3199

GATE INFORMATION REQUEST FOR: Two Biltmore

Note: Requests received after 4:30 p.m. may not be effective until the following working day. Gate information changes may be made only by permission of the Property Management Company. For any entries, please fax this form to Signal Gates. We will file maintain from signed faxed forms only. (Liability and Security purposes)

◆ FAX: (800) 269-1170 CORPORATE

☐ New Resident

☒ Existing Resident

☒ Add Remote ☐ Delete Remote ☐ Change Resident Information ☐ Delete Resident Information

Do you need access to the parking garage and elevators? YES NO

Remote/Transmitter Numbers Assigned 64481, 64482, 64483

Card/Fob Numbers Assigned _____

4-digit Entry Code [REDACTED]

(For security purposes, please avoid codes such as 1234, 1111, 2222, etc)

Please print information clearly

Resident Name: Bob Tezak

Do you want your name to show on the screen for visitors? ☐ Yes ☒ No

How do you want your name to appear (15 letter maximum, including spaces)

 (Usually Last Name, First Name)

Local Phone Number: _____
 (Long distance numbers will not work)

Directory/Unit Number: _____ (3-digit numeric lot number)

SIGNATURE OF AUTHORIZED PARTY

[Signature]

Use for Linear

Unofficial Document

Brian M. Bergin (State Bar No. 016375)
Catherine A. Sims (State Bar No. 023463)
ROSE LAW GROUP, PC
6613 N. Scottsdale Road, Suite 200
Scottsdale, Arizona 85250
Telephone: (480) 240-5634
Facsimile: (480) 951-6993
Attorneys for Plaintiff

20

**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA**

ROBERT TEZAK, a single man,

No. CV2009-001412

Plaintiff,

vs.

**AMENDED NOTICE OF
LIS PENDENS**

GK BILTMORE II, LLC, an Arizona limited
liability company, JOHN DOES 1 through
100; JANE DOES 1 through 100; BLACK
CORPORATIONS 1 through 100; WHITE
PARTNERSHIPS 1 through 100,

Defendants.

TO WHOM IT MAY CONCERN:

**This Amended Notice will serve to amend that Notice of Lis Pendens recorded
at 2009-0033659.**

NOTICE IS HEREBY GIVEN that the above-captioned action has been filed and
is now pending in Superior Court, State of Arizona, County of Maricopa. The parties to
the action are as shown above. In the action, Plaintiff seeks specific performance on a
purchase contract with Defendants for the real property situated in Maricopa County,
Arizona, described as set forth below:

Property commonly known as:

1 **2 Biltmore Estates Dr., # 205**
2 **Phoenix 85016**

3 also known as:

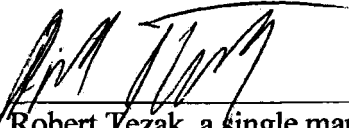
4 **Unit 12, corrected to be Unit 205, TWO BILTMORE ESTATES, according to**
5 **Declaration of Condominium recorded in Recording No. 2005-524880 and**
6 **First Amendment in Recording No. 2005-1343295 and plat recorded in Book**
7 **760 of Maps, page 44, Affidavit of Correction in Recording No. 2005-1171594,**
8 **Recording No. 2006-534279 and Recording No. 2006-661429 re-recorded in**
9 **Recording No. 2007-235075, records of Maricopa County, Arizona. Together**
10 **with an undivided interest in and to the common elements as set forth in said**
11 **Declaration and as designated on said Plat.**

12 In the action, Plaintiff also seeks damages, interest, attorneys' fees, costs of suit
13 and such other and further sums as Plaintiff may be obliged to expend during the
14 pendency of this action.

15 DATED this 20 day of January, 2009.

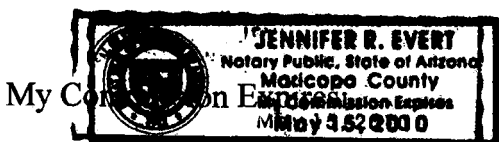
Unofficial Document

16 ROBERT TEZAK

17 
18 Robert Tezak, a single man
19 2340 S. Standage
20 Mesa, AZ 85202
21 Plaintiff

22 STATE OF ARIZONA)
23)
24 COUNTY OF MARICOPA)

25 Subscribed and sworn to before me this 20 day of January, 2009 by Robert
26 Tezak.



28 
29 Notary Public

Unofficial Document

Brian M. Bergin (State Bar No. 016375)
Catherine A. Sims (State Bar No. 023463)
ROSE LAW GROUP, PC
6613 N. Scottsdale Road, Suite 200
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Telephone: (480) 240-5634
Facsimile: (480) 951-6993
Attorneys for Plaintiff

20

**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA**

ROBERT TEZAK, a single man,

No. CV2009-001412

Plaintiff,

vs.

**AMENDED NOTICE OF
LIS PENDENS**

GK BILTMORE II, LLC, an Arizona limited
liability company, JOHN DOES 1 through
100; JANE DOES 1 through 100; BLACK
CORPORATIONS 1 through 100; WHITE
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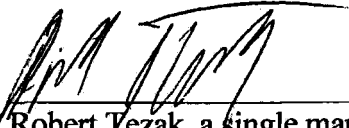
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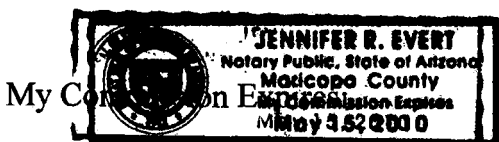
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20 Mesa, AZ 85202
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22 STATE OF ARIZONA)
23)
24 COUNTY OF MARICOPA)

25 Subscribed and sworn to before me this 20 day of January, 2009 by Robert
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29 Notary Public